

\$400,000 - 4501 44 Street, Sylvan Lake

MLS® #A2086633

\$400,000

4 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.15 Acres

Central Core, Sylvan Lake, Alberta

Here's a fully finished home with 1683sqft of living space in the heart of Sylvan Lake. This house has everything your family is looking for with 4 bedrooms (3 up), 2 bathrooms, & TWO GARAGES (24X21' Attached, 24X24' Detached)! As you walk up, you'll notice the great curb appeal, mature landscaping & easy-access large RV parking. All the benefits of a corner lot without the sidewalk for all that extra snow shovelling! As you step into the tiled entry way, you'll notice the open concept living area featuring large south & west facing windows. Beautiful combination of hardwood, tile & vinyl plank flooring throughout all floors, no carpets in this home! Don't worry, there's in-floor heat roughed in for the basement & the attached garage! The kitchen & dining area boast a bright east facing set of patio doors welcoming you into a fully fenced backyard with a massive & very private patio; a great place for entertaining family & friends. The kitchen features tile backsplash, oak cabinetry, built-in dining table with storage, & stainless appliance package including dishwasher. Upgraded countertops & fixtures in the kitchen & bathrooms. The fully finished 24X24' detached garage is heated & would be a great spot for tinkering or even watching the game! This home sits just two blocks from the NexSource Recreation Center, so plenty of parks & things to do for the kids! The upper floor is complete with three large bedrooms, including master with 3pc ENSUITE & a 4pc



bathroom with a tub for the kids. Downstairs youâ€™ll find one more bedroom, large second living room with gas fireplace, storage closets & laundry room. The raised foundation provides large windows, making it feel welcoming & bright in every room, donâ€™t miss the XL storage area for all your Christmas decorations. Additional features include: Air Conditioning, Water Softener, Reverse Osmosis 2021, new hot water tank in 2022, Central Vacuum, potential for a 3rd bathroom downstairs, Gazebo, new shingles & gutters in 2019, patio area is prewired for a hot tub, natural gas line for the BBQ, & a large fenced garden area for those with a passion for gardening. Sylvan Lake is Albertaâ€™s fastest growing community for good reason. Come see for yourself what this mature neighborhood & home has to offer!

Built in 1990

Essential Information

MLS® #	A2086633
Price	\$400,000
Sold Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	4501 44 Street
Subdivision	Central Core

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K9

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Rear Drive, RV Access/Parking

Interior

Interior Features	Central Vacuum
Appliances	Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	November 22nd, 2023
Days on Market	40
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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